CORNERSTONE HOME INSPECTIONS
WARREN, NEW JERSEY

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Cornerstone Home Inspection
62 Mountain Ave
Warren, NJ 07059

Mr. & Mrs. Client

Enclosed please find the Home Inspection report. The inspection was a visual inspection. If any other testing was performed, ie radon they will follow shortly. If there are alarm systems, lawn sprinklers, water treatment systems or free standing hot tubs and pools they have not be evaluated in this report. A "Home Warranty Policy" is recommended. If you have any questions, please do not hesitate to call.

RECEIPT

Inspection Date:	6/21/14
Client Name:	XXXXX
Inspection Address:	BOONTON AVE BOONTON, NJ
Inspected by:	MICHAEL G. DOMINIANNI, HOME INSPECTOR LIC# 24GI00036700

Home Inspection:	$575.00
Total:	**$575.00**

Paid by: Check

BUILDING DATA

Approximate Age:	100+
Style:	Two+ story
General Appearance:	Satisfactory
Main Entrance Faces:	East
Weather Condition:	Clear
Temperature:	80
Ground cover:	Dry

Cc: xxxxxx xxxxx, Esq.
Cc: xxxxx xxxxx

GROUNDS

Service Walks ☐ None ☐ Town sidewalk needs repair

☑ Concrete ☐ Flagstone/Bluestone ☐ Brick ☐ Other

Condition: ☐ Satisfactory ☑ Marginal ☐ Poor ☐ **Trip Hazard**

☐ Pitched towards home ☑ Settling ☐ Not visible

Driveway ☑ None

☐ Concrete ☐ Asphalt ☐ Gravel ☐ Other

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Settling cracks

☐ Fill cracks and seal ☐ Pitched towards home ☐ **Trip hazard**

Patio/Lanai ☐ None

☑ Concrete ☐ Flagstone ☐ Brick ☐ Kool-Deck® ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

☐ Pitched towards home **(See Remarks page)** ☐ Settling cracks

Deck *(flat, floored, roofless area)* ☑ None

☐ Treated ☐ Painted/Stained ☐ **Railing/balusters recommended**

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Not visible

Porch ☐ None ☐ **Railing/balusters recommended**

Support Pier: ☑ Wood ☑ Concrete ☐ Other ☐ Not visible

Condition: ☐ Satisfactory ☑ Marginal ☐ Poor

Balcony *(2nd floor platform)* ☑ None ☐ **Railing/balusters recommended**

Railing: ☐ Yes ☐ No

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

Stoops/Steps ☐ None

☑ Concrete/Bricks ☑ Wood ☐ Other ☑ **Railing recommended**

Condition: ☐ Adequate ☐ Cracked ☑ Settled ☑ Damaged Wood

Landscaping Affecting Foundation **(See Remarks page)**:

Negative grade at: ☐ East ☐ West ☐ North ☐ South ☐ Satisfactory

☐ Recommend additional backfill ☐ Recommend window wells/covers

☑ Trim back trees/shrubberies ☑ Wood in contact with soil

Retaining Wall: ☑ Yes ☐ No

Visual Condition: ☐ Satisfactory ☐ Marginal ☑ Poor

General Comments

GROUNDS: There is no driveway or parking area for the home, parking is on the busy street and not through the night. Recommend a handrail for the front steps from the road to the home. The walkway has loose concrete slabs that need to be reset. The wood steps to front porch as separating from their stringers and are weak. The front porch is supported underneath by some wood columns in contact with soil. This is an unfavorable condition. The front porch floor has buckled floor boards. Recommend a contractor examine the porch and properly repair and support. The rear retaining walls are rotted, damaged from wood destroying insect activity and are leaning. Recommend a landscaper examine and repair/replace these walls as needed. Recommend removing the vines growing on the home and trimming trees away from the home.

GROUNDS REMARKS

Service Walks/Driveways

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

Patios that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements.

Exterior Wood Surfaces

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

Grading and Drainage

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass to foundation.

Roof and Surface Water Control

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

Window Wells

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

Retaining Walls

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Often, conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

Railings

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

ROOF COVERING

General Information

Roof Visibility ☑ All ☐ Percent ☐ None ☐ Limited By:

Inspected From ☐ Roof ☑ Ladder at eaves ☑ Ground w/binoculars

Style of Roof

Type: Combination: ☑ Gable ☑ Hip ☐ Mansard ☐ Shed ☐ Flat ☐ Other

Pitch: Combination: ☐ Low ☑ Medium ☐ Steep ☐ Flat

Roof Covering

Roof #1: Type: Asphalt Estimated Layers: 1+ Layers

Ventilation System

Combination: ☑ Soffit ☐ Ridge ☐ Gable ☑ Top
☐ Turbine ☐ Powered ☐ Other

Flashing Material

Combination: ☐ Galv./Aluminum ☐ Asphalt ☑ Not Visible
☐ Copper ☐ Other

Valley Material

Combination: ☐ Galv./Aluminum ☐ Asphalt ☐ Copper ☐ Not Applicable
☐ Not Visible ☐ Other

Apparent Condition of the Following at Time of Inspection (conditions reported reflect visible portion only)

Roof Covering ☐ Satisfactory ☑ Marginal ☐ Poor

Condition: ☐ Curling ☐ Cupping ☑ Missing tabs/shingles/tiles
☐ Moss Buildup ☐ Nail Popping ☐ Ponding ☐ Burn Spots
☐ Exposed Felt ☐ Other

Ventilation Appears adequate: ☐ Yes ☑ No **(See Remarks page)**

Flashings ☐ Satisfactory ☐ Marginal ☐ Poor
☐ Rusted ☐ **Recommend Sealing** ☐ Pulled away from chimney/roof
☑ Not Visible ☐ Other

Valleys ☐ Satisfactory ☐ Marginal ☐ Poor
☑ Not Visible ☐ Not Applicable ☐ Rusted
☐ Holes ☐ **Recommend Sealing**

Skylights ☐ Yes ☑ No ☐ Satisfactory ☐ Marginal ☐ Poor

Plumbing Vents ☑ Yes ☐ No ☑ Satisfactory ☐ Marginal ☐ Poor

General Comments

ROOF COVERING: The roof covering is in overall satisfactory condition but there are missing shingles on the dormer. There appears to be leaks in the roof or gutters where the front porch soffits meet the siding on both sides. Recommend repairs to this area. Recommend a roofer examine roof venting and add ventilation needed.

ROOF COVERING REMARKS

Valleys & Flashings

Valleys and flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Stone Roofs - Coverings

This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat Roofs

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
Asphalt Shingles	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance
*Asphalt Multi-Thickness Shingles**	20-30 years	Heavier and more durable than regular asphalt shingles
*Asphalt Interlocking Shingles**	15-25 years	Especially good in high-wind areas
Asphalt Rolls	10 years	Used on low slope roofs
Built-up Roofing	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
*Wood Shingles**	10-40 years[1]	Treat with preservative every 5 years to prevent decay
*Clay Tiles** *Cement Tiles**	20 + years 20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base
*Slate Shingles**	30-100 years[2]	Extremely durable, but brittle and expensive
*Asbestos Cement Shingles**	30-75 years	Durable, but brittle and difficult to repair
Metal Roofing	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted
Single Ply Membrane	15-25 years (mfgr's claim)	New material; not yet passed test of time

* Not recommended for use on low slope roof

[1] Depending on local conditions and proper installation
[2] Depending on quality of slate

Roof covering should be visually checked in spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

CHIMNEY / GUTTERS / SIDING / TRIM

Chimney(s) ☐ None

Viewed from: ☐ Roof ☐ Ladder at eaves ☑ Ground w/binoculars

Chase: ☑ Brick ☐ Stone ☐ Metal ☐ Framed ☐ Blocks

Evidence of: ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Holes in metal ☐ Rust ☐ Flaking

Flue: ☐ Tile ☐ Metal ☐ **Unlined** ☑ Not Visible

Evidence of: ☐ Scaling ☐ Cracks ☐ Creosote

☐ Recommend cricket/saddle flashing ☑ **Have flue(s) cleaned and re-evaluated** ☑ **Not evaluated (See Remarks page)**

☑ The evaluation of chimney flues is beyond the scope of a home inspection and should be examined by a specialist.

Gutters & Downspouts ☐ None **(See Remarks page)**

☐ Insides need to be cleaned

☑ Galvanized/Alum. ☐ Copper ☐ Vinyl ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting

☐ Hole in main run Leaking: ☐ Corners ☐ Joints

Extension needed: ☐ North ☐ South ☐ East ☐ West

Siding

☐ Brick ☐ Wood ☑ Metal ☐ Vinyl ☐ Stucco ☐ Other

☐ Stone ☐ Slate ☐ Fiberboard ☐ Asbestos ☐ EIFS **(See Remarks)**

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ **Recommend repair/painting**

Window Frames

☑ Wood ☑ Alum. covered ☐ Vinyl ☐ Metal ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

☐ **Recommend painting** ☐ **Damaged wood**

1 - Trim, 2 - Soffit, 3 - Fascia

☑ Wood ☑ Metal ☐ Vinyl ☐ EIFS **(See Remarks)**

Condition: ☐ Satisfactory ☑ Marginal ☐ Poor

☑ **Recommend painting** ☑ **Damaged wood**

Caulking

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

☐ **Recommend around windows/doors/masonry ledges/corners/utility penetrations**

General Comments

CHIMNEY / GUTTERS / SIDING / TRIM: Chimney liner inspections are beyond the scope of a home inspection. Recommend the chimney be evaluated by a chimney sweep. The front porch soffits are damaged from leaks in roof or gutters. Recommend repairs and painting. Recommend a mason repair the minor damage to foundation on the south side of home. There were live carpenter ants on the front porch during the inspection and a degree of damage to the railing posts near steps from carpenter ants and moisture. Recommend repair and treatment.

CHIMNEY / GUTTERS / SIDING / TRIM REMARKS

Chimneys

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. **Unlined Chimney** - should be re-evaluated by a chimney technician.

Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

NOT EVALUATED- ***The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.***

Cricket Flashing

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

Gutters and Downspouts

This is an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

Siding

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants.

EIFS - This type of siding has experienced serious problems and requires a certified EIFS inspector to determine condition.

Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also.

Metal sidings will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

Doors and Windows

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with.)

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

Caulking

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

EXTERIOR / ELECTRICAL / AC / GARAGE

Exterior Wall Construction

☑ Not visible ☐ Wood frame ☐ Masonry ☐ Other

Exterior Doors

Entrance (1); Storm (2); Patio (3)

Weatherstripping:	☐ Satisfactory	☑ Marginal	☐ Poor
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor

Exterior Electrical Service

	☑ Overhead	☐ Underground	Service drop:	☑ Satisfactory	☐ Needs service
Exterior outlets:	☐ Yes	☑ No	*Operate*:	☐ Yes	☐ No
GFCI protected:	☐ Yes	☐ No	*Operate*:	☐ Yes	☐ No
Reverse polarity:	☐ Yes	☐ No	Open ground:	☐ Yes	☐ No
Potential safety hazard:		☐ Yes	☐ No		

A/C Condenser/Heat Pump ☑ None

Garage ☑ None

General Comments

EXTERIOR / ELECTRICAL / AC / GARAGE: The rear storm door is broken. Recommend replacement. The wood below the storm door is in poor condition and not meant for exterior use. Recommend a contractor remove and examine behind this area for repairs. There were no exterior outlets present on the home, just in rear yard. Recommend installing gfci protected outlets, one in front and one in rear.

EXTERIOR / ELECTRICAL / AC / GARAGE REMARKS

Exterior Doors

The exposed side of exterior doors needs to be painted or properly stained and varnished to prevent discoloring and delamination. Weatherstripping is a must to prevent drafts.

Electrical

Overhead wires from the mast to the main panel that are exposed to the weather may fray and crack. If this occurs, wires should be replaced by a licensed electrician.

Any outdoor overhead service conductor wires should have adequate clearance above the ground (10 feet) and from balcony and windows (3 feet), for safety reasons.

Underground system - Some exterior boxes that are at ground level have a grade line on them. You should insure that the grade remains below this line to prevent moisture from entering the main panel.

Overhead Door Openers

We recommend that a separate electrical outlet be provided. Openers that do not have a safety reverse are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them.

Garage Sill Plates

Sill plates within the garage should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

A/C Compressors

They should not become overgrown with foliage. Clearance requirements vary, but 2’ on all sides should be considered minimal with up to 6’ of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

Burners

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.

KITCHEN

Countertops	☑ Satisfactory		☐ Marginal		☐ Poor
Cabinets					
Condition:	☐ Satisfactory	☑ Marginal	☐ Poor	☑ **Recommend repairs**	
Plumbing Comments					
Faucet leak:	☐ Yes	☑ No	Pipes leak:	☐ Yes	☑ No
Drainage:	☑ Adequate	☐ Poor	Water pressure:	☑ Adequate	☐ Poor
Walls & Ceiling					
Condition	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Typical cracks	☐ Moisture stains
Floor					
Condition	☐ Satisfactory	☑ Marginal	☐ Poor	☐ Sloping	☐ Squeaks
Appliances		**(See Remarks page)**			
Disposal:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No
Dishwasher:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No
Range:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No
Oven:	☑ Yes	☐ No	*Operates*:	☐ Yes	☐ No
Trash compactor:	☐ Yes	☑ No	*Operates*:	☐ Yes	☑ No
Exhaust fan:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No
Refrigerator:	☑ Yes	☐ No	*Operates*:	☐ Yes	☐ No
Microwave:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No
Electrical					
Outlets present:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No
GFCI protected:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No **(Remarks)**
Open ground/reverse polarity within 6' of water:			☐ Yes	☑ No	☐ **Safety hazard**

General Comments:

KITCHEN: The stove does not have an exhaust fan or hood. Recommend installing. Recommend gfci protection for the outlets around the countertop, safety concern. The linoleum floor is lifting at its corners. Recommend repair or replacement as needed. The sink cabinet lower shelf is missing. Recommend repair. Recommend changing the old style trap for the sink drain to a "P" trap to stop possible methane gas from entering the home. The refrigerator was unplugged at the time of inspection and not evaluated. The oven did not function. Recommend repair.

KITCHEN / LAUNDRY / UTILITY ROOM REMARKS

Plaster on Wood Lath

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

Plaster on Gypsum Lath (Rock Lath)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

Wood Flooring

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

Nail Pops

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed, and are usually of no structural significance.

Carpeting

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Appliances

Dishwashers are tested to see if the motor operates and water sprays properly (full cycles are not run). Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested.

No representation is made to continued life expectancy of any appliance.

Asbestos and Other Hazards

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. ***However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.***

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

Windows

A representative number of windows are inspected, per ASHI standards.

BATHROOMS

Bath: MAIN BATH

Sinks	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes	☑ No	
Tubs	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes	☑ No	
Showers	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes	☑ No	
Toilet:	Bowl loose	☐ Yes	☑ No	*Operates*:	☑ Yes	☐ No	☐ Cracked bowl	☐ Toilet leaks	
Shower/Tub area:		☑ Ceramic/Plastic		☐ Fiberglass		☐ Masonite		☐ Other	
	Condition:	☑ Satisfactory		☐ Marginal		☐ Poor		☐ Rotted floors	
	Caulk/Grouting needed:	☐ Yes	☑ No						
Drainage:	☑ Satisfactory		☐ Marginal			☐ Poor			
Water pressure:	☑ Satisfactory		☐ Marginal			☐ Poor			
Walls/Ceiling:	Moisture stains present:	☐ Yes	☑ No						
Outlets present:	☑ Yes ☐ No	GFCI protected:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No		
	Open ground/reverse polarity within 6' of water:		☐ Yes	☑ No					
	Potential safety hazards present:		☐ Yes	☐ No	**(See Remarks page)**				
Heat source present:		☐ Yes	☑ No		**(See Remarks page)**				
Exhaust fan:	☑ Yes	☐ No	*Operates*:		☑ Yes	☐ No			

General Comments:

MAIN BATH: There is no heat source in this room. Recommend installing.

BATHROOM REMARKS

Stall Shower

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

Exhaust Fans

Bathrooms with a shower should have exhaust fans where possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fans is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

SLOW DRAINS on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink pop-ups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. Don't use a caustic cleaner. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

Safety Hazards

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended. **(See Electrical section)**

Whirlpool Tubs

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.

DINING ROOM

Walls & Ceiling:	☑ Satisfactory		☐ Marginal		☐ Poor	☑ Typical Cracks/Nail pops		
	Moisture stains:		☐ Yes		☑ No			
Flooring:	☐ Satisfactory		☑ Marginal		☐ Poor	☐ Carpet		
Ceiling fan:	☐ N/A		☑ Satisfactory		☐ Marginal	☐ Poor		
Electrical:	Switches:	☑ Yes	☐ No		Outlets:	☑ Yes	☐ No	
Heat source present:		☑ Yes	☐ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings	
Doors & Windows:		☑ Satisfactory		☐ Marginal	☐ Poor		☐ Cracked glass	

General Comments:

DINING ROOM: There are moisture stains on the wall below the ac unit indicating leaking from this ac unit. Recommend properly pitching unit and examining the sills that are hidden for damage from the ac unit. There appears to be a shifting or sag in the floor and wall near the living room where the chimney runs through the wall. The ceiling is a popcorn style covering that may contain asbestos fibers. Testing and removal is recommended if asbestos exists.

LIVING ROOM

Walls & Ceiling:	☑ Satisfactory		☐ Marginal		☐ Poor	☑ Typical Cracks/Nail pops		
	Moisture stains:		☐ Yes		☑ No			
Flooring:	☑ Satisfactory		☐ Marginal		☐ Poor	☐ Carpet		
Electrical:	Switches:	☑ Yes	☐ No		Outlets:	☑ Yes	☐ No	
Heat source present:		☑ Yes	☐ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings	
Doors & Windows:		☑ Satisfactory		☐ Marginal	☐ Poor		☐ Cracked glass	

General Comments:

LIVING ROOM: The front window would not open. Recommend repair. The outlet on the wall to the left of kitchen opening is ungrounded. Recommend electrician correct.

BEIGE BEDROOM

Walls & Ceiling:	☑ Satisfactory		☐ Marginal		☐ Poor	☐ Typical Cracks/Nail Pops		
	Moisture stains:		☐ Yes		☑ No			
Flooring:	☑ Satisfactory		☐ Marginal		☐ Poor	☐ Carpet		
Electrical:	Switches:	☑ Yes	☐ No		Outlets:	☑ Yes	☐ No	
Heat source present:		☑ Yes	☐ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings	
Doors & Windows:		☑ Satisfactory		☐ Marginal	☐ Poor		☐ Cracked glass	

General Comments:

BLUE BEDROOM

Walls & Ceiling:	☑ Satisfactory		☐ Marginal		☐ Poor	☐ Typical Cracks/Nail Pops		
	Moisture stains:		☐ Yes		☑ No			
Flooring:	☑ Satisfactory		☐ Marginal		☐ Poor	☑ Carpet		
Electrical:	Switches:	☑ Yes	☐ No		Outlets:	☑ Yes	☐ No	
Heat source present:		☑ Yes	☐ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings	
Doors & Windows:		☑ Satisfactory		☐ Marginal	☐ Poor		☐ Cracked glass	

General Comments:

BLUE BEDROOM: The outlet to the left of the room door is ungrounded. Recommend electrician correct. Safety concern. Closet does not latch.

GREY BEDROOM

Walls & Ceiling:	☑ Satisfactory		☐ Marginal		☐ Poor		☐ Typical Cracks/Nail Pops
	Moisture stains:		☐ Yes		☑ No		
Flooring:	☑ Satisfactory		☐ Marginal		☐ Poor	☑ Carpet	
Ceiling fan:	☐ N/A		☑ Satisfactory		☐ Marginal		☐ Poor
Electrical:	Switches:	☑ Yes	☐ No		Outlets:	☑ Yes	☐ No
Heat source present:		☑ Yes	☐ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings
Doors & Windows:		☑ Satisfactory		☐ Marginal	☐ Poor		☐ Cracked glass

General Comments:

GREY BEDROOM: The outlet to the right of the door is ungrounded. Recommend electrician correct. Safety concern.

OFFICE

Walls & Ceiling:	☑ Satisfactory		☐ Marginal		☐ Poor		☐ Typical Cracks/Nail Pops
	Moisture stains:		☐ Yes		☐ No		
Flooring:	☑ Satisfactory		☐ Marginal		☐ Poor	☑ Carpet	
Ceiling fan:	☑ N/A		☐ Satisfactory		☐ Marginal		☐ Poor
Electrical:	Switches:	☑ Yes	☐ No		Outlets:	☑ Yes	☐ No
Heat source present:		☑ Yes	☐ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings
Doors & Windows:		☑ Satisfactory		☐ Marginal	☐ Poor		☐ Cracked glass

General Comments:

OFFICE: The outlet in this room is ungrounded, recommend electrician correct this safety concern. The room has no door.

ATTIC ROOM

Walls & Ceiling:	☑ Satisfactory		☐ Marginal		☐ Poor		☐ Typical Cracks/Nail Pops
	Moisture stains:		☐ Yes		☑ No		
Flooring:	☑ Satisfactory		☐ Marginal		☐ Poor	☐ Carpet	
Ceiling fan:	☐ N/A		☐ Satisfactory		☐ Marginal		☐ Poor
Electrical:	Switches:	☑ Yes	☐ No		Outlets:	☑ Yes	☐ No
Heat source present:		☐ Yes	☑ No	Holes:	☐ Doors	☐ Walls	☐ Ceilings
Doors & Windows:		☑ Satisfactory		☐ Marginal	☐ Poor		☐ Cracked glass

General Comments:

ATTIC ROOM: The ceiling is a popcorn style covering that may contain asbestos fibers. Testing and removal is recommended if asbestos exists. There is no heat source present in this room, recommend installing. Recommend open junction box in stairway have a cover. The outlets on the sides of the room appear to be ungrounded. Recommend electrician correct.

ROOMS (INTERIOR) REMARKS

Door Stops

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

Closet Guides

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

Cold Air Returns

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection firm will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

WINDOWS/ HALL / ATTIC

Interior Windows/Glass

General condition: ☑ Satisfactory ☐ Marginal ☐ Poor
☐ Surface deterioration: **(See Remarks page)** ☑ Representative number of windows operated
Evidence of leaking insulated glass: ☐ Yes ☑ No ☐ N/A
☐ Hardware missing ☐ Glazing compound needed ☐ Cracked glass
Safety glazing required ☑ N/A ☐ Safety issue

Fireplace ☑ None

Stairs ☑ Satisfactory ☐ Marginal ☐ Poor ☐ None

Handrail: ☐ Satisfactory ☑ Marginal ☐ Poor
Risers/Treads: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Risers uneven

Attic

Access: ☑ Stairs ☐ Pulldown ☐ Scuttlehole ☐ Knee wall ☐ **No access**
Inspected from: ☐ Access panel ☑ In the attic ☐ Other ☐ Finished attic ☐ Attic Cluttered
Location: ☐ Bedroom hall ☑ Bedroom closet ☐ Garage ☐ Other
Flooring: ☑ Complete ☐ Partial ☐ None
Insulation: Fiberglass: ☑ Batts ☐ Loose ☐ Cellulose ☐ Other
☐ Vermiculite ☐ Rockwool Average inches: 1-3 Approx. R-rating: Unknown
(See Remarks page)
Installed in: ☐ Floor ☐ Rafters ☐ Walls
Roof sheathing: ☐ Rotted ☐ Stained ☐ Delaminated ☐ Satisfactory
Evidence of condensation/leaks: ☐ Yes ☑ No **(See Remarks page)**
Fans exhausted to: Attic: ☐ Yes ☐ No Outside: ☐ Yes ☐ No ☑ Not visible ☐ N/A
(See Remarks page)
Chimney chase: ☐ Satisfactory ☐ Needs work ☑ Not visible
Structural problems observed: ☐ Yes ☑ No
Roof structure: Rafters: ☑ Wood ☐ Metal ☐ Other
☐ Trusses ☐ Others Collar ties present: ☐ Yes ☐ No
Sheathing: ☐ Plywood ☑ Flakeboard ☐ Wood 1x ☐ Other
Ceiling joist: ☑ Wood ☐ Metal ☐ Other ☐ Not Visible
Vapor barriers: ☑ Not visible ☐ Improperly installed
☐ Kraft faced ☐ Plastic **(See Remarks page)**

General Comments

WINDOWS / HALL / ATTIC: Recommend a handrail installation for the upper section of stairs, attic stairs and top landing in attic. The attic is finished into the room, most areas covered with walls, ceiling and carpeting. Some areas in the attic were missing insulation. Recommend installing as needed. Recommend covering the open junction box in the unfinished attic section.

WINDOWS / FIREPLACES / ATTIC REMARKS

Window Frames and Sills

Window frames and sills often are found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house.

See comments regarding caulking doors and windows above (Chimneys/Gutters/Siding).

Fireplaces

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

Woodburners

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork verifying that it was installed by a professional contractor.

Ventilation

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation, such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

Insulation

The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper.

Smoke Detectors

Smoke detectors should be tested monthly. At least one detector should be on each level.

Vapor Barriers

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

BASEMENT

(See Remarks page)

Stairs

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Need repair
Handrail: ☑ Yes ☐ No Condition: ☐ Satisfactory ☐ Marginal ☐ Poor
Headway over stairs: ☑ Satisfactory ☐ Marginal ☐ Poor
Under carriage: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Not visible

Foundation Walls

☐ Concrete block ☑ Poured concrete ☐ Brick ☐ Fieldstone ☐ Other
Movement apparent: ☐ North ☐ South ☐ East ☐ West ☑ None
Condition: ☑ Satisfactory ☐ Marginal ☐ **Have evaluated** ☐ **Monitor**

Condition reported above reflects visible portion only

Floor

☑ Concrete ☐ Dirt/Gravel ☐ Not visible ☐ Other
(See Remarks page) ☐ Entire basement cluttered
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks

Basement Drainage

Indication of moisture: ☑ Yes ☐ No ☐ Fresh ☑ Old stains
Sump Pump: ☐ Yes ☑ No ☐ Working ☐ Not working ☐ Not tested
Floor drains present: ☐ Yes ☑ No ☑ Efflorescence present ☐ Recommend Dehumidifier

Note: Under certain unforeseen weather conditions, future moisture and water infiltration can occur even if a basement has never had moisture in the past. Observing proper grading, drainage, working gutter systems and sump pumps is imperative in helping keep a basement dry.

Drain Tile (See Remarks page) Palmer valves **(See Remarks page)**

Girders (1), Columns (2)

☑ Steel ☑ Wood ☐ Block ☐ Concrete ☐ Not visible
Condition: ☐ Satisfactory ☑ Marginal ☐ Poor ☐ Stained/Rusted

Joists/Trusses

☑ Joist ☐ Trusses ☐ 1-Joist ☐ Steel ☐ Wood ☐ Concrete ☐ Not visible
☐ 2x6 ☐ 2x8 ☐ 2x10 ☐ 2x12 16 inches on center ***If any Wood Destroying Insect activity is stated in comments below or stated in our WDI report or another companies report: Sections of walls/ceilings must be removed to determine damage. Hidden damage possible. Recommend structural engineer/licensed contractor evaluate and licensed treatment company exterminate prior to closing.**

Sub Floor

☐ Indication of moisture stains/rotting ** Areas around shower stalls, etc., as viewed from basement or crawl space

General Comments

BASEMENT: There is evidence of moisture/water entry into the basement. Stains present and obvious water entry. Recommend properly grading the soil outside the home, clean gutters and extend their downspouts. All hardscape should slant away from the home. Recommend installing a sump pump in the pit with a battery backup. There is a steel screw jack present holding up a main beam of the home where the settlement was noted in the dining room. Recommend a proper material replace this screw jack, footed and solid. Consider changing the wood columns to steel concrete filled footed columns as wood can rot. The insulation on the ceiling in the basement was installed upside down. Recommend it be removed and properly installed. There is mouse urine staining and wet spots on the insulation indicating infestation. Recommend extermination and replacement of damaged insulation.

BASEMENT REMARKS

Basement

Any basement that has cracks or leaks is technically considered to have failed. Most block basements have step cracks in various areas. If little or no movement has occurred, and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors, such as improper grading, improperly functioning gutter and downspout system, etc. Normally, if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement wall can become expensive.

Foundation (Covered Walls)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement storage makes areas inaccessible. ***No representation is made as to the condition of these walls.***

Monitor indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, re-inforcement may be necessary.

Have Evaluated — We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

Vapor Barrier

Floors that are dirt or gravel should be covered with a vapor barrier.

Moisture Present

Basement dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet.

Expensive solutions to basement dampness are frequently offered, and it is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. ***No representation is made to future moisture that may appear.***

Palmer Valve

Many older homes have a valve in the floor drain. This drain needs to remain operational.

Drain Tile

We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

Basement Electrical Outlets

We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.

PLUMBING

Water Service — Shut off location: In the basement — ☑ Water quality not evaluated

Water entry piping: ☐ Not visible ☑ Copper/Galv. ☐ Plastic ☐ **Lead** ☐ Galvanized ☐ Unknown

Water lines: ☑ Copper ☐ Galvanized ☐ Plastic ☐ **Polybutylene** ☐ Unknown

Lead *(other than solder joints)*: ☐ Yes ☑ No ☐ Service entry ☐ Unknown

Water pressure: ☐ Adequate ☐ Poor Cross connection ☐ Yes ☐ No

Pipes: ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Supported/insulated

Drain/waste/vent pipe: ☐ Copper ☑ Cast iron ☑ Plastic ☐ Galvanized ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Not visible

Waste discharge: ☑ Satisfactory ☐ Slow drain

Hose bibs: ☑ Yes ☐ No *Operates*: ☑ Yes ☐ No ☐ Not tested

Water Heater #1

Brand name: Rheem

☑ Gas ☐ Electric ☐ Oil ☐ Other Approx. age: 9 yr.(s)

Capacity: 40 gallons

Relief valve: ☑ Yes ☐ No **Extension proper:** ☑ Yes ☐ No ☐ Short ☐ Missing

Vent pipe: ☐ N/A ☑ Satisfactory ☐ Pitch proper ☐ Rusted ☐ Other

Water Softener — **(Unit not evaluated)**

☐ Yes ☑ No Plumbing hooked up: ☐ Yes ☐ No

General Comments

PLUMBING: The water heater is approximately 9 years old. The life expectancy of a water heater is approx 10 years. There is a concrete filled pipe exiting the rear of the basement that may indicate a past septic. Further investigation would be needed to determine.

LAUNDRY / UTILITY ROOM

Laundry sink: ☑ Faucet leaks: ☐ Yes ☑ No Pipe leaks: ☐ Yes ☑ No

Cross connections: ☐ Yes ☑ None apparent Heat source present: ☑ Yes ☐ No

Room appears vented: ☑ Yes ☐ No ☐ Not visible

Dryer vented: ☐ N/A ☑ Wall ☐ Ceiling ☐ Not vented

Electrical: Open ground/reverse polarity within 6' of water: ☐ Yes ☐ No ☐ **Safety hazard**

Appliances present: ☑ Washer ☑ Dryer ☑ Water heater ☐ Furnace ☐ Other

Gas pipe: Valve shutoff: ☑ Yes ☐ No ☐ Cap Needed ☑ Electric dryer plug

General Comments

PLUMBING: The water heater is approximately 9 years old. The life expectancy of a water heater is approx 10 years. Budget for replacement in the near future. There is a concrete filled pipe exiting the rear of the basement that may indicate a past septic. Further investigation would be needed to determine.

PLUMBING REMARKS

Wells

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

Septic Systems

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days.

Water Pipes

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

Polybutylene pipes are grey pipes that have a history of failure and should be examined by a licensed plumber.

Hose Bibs

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

Water Heater

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. ***Missing relief valves or improper extension present a safety hazard.***

Water Softeners

During a visual inspection, it is not possible to determine if water is being properly softened.

Plumbing

The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

Shut-Off Valves

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

Polybutylene Piping

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.

HEATING SYSTEM

Fuel Shutoff — Main fuel shutoff location: At the unit.

Boiler System — ☐ N/A

Brand name: Weil Mclain — Approximate age: 20 year(s)

Energy source:	☑ Gas	☐ LP	☐ Oil	☐ Electric
Distribution:	☐ Hot water	☐ Baseboard	☑ Steam	☑ Radiator
Circulator:	☐ Pump	☑ Gravity	☐ Multiple zones	
Controls:	Temp/pressure gauge exist:	☑ Yes	☐ No	
Relief valve:	☑ Yes ☐ No	**Extension proper:**	☑ Yes	☐ No ☐ Short ☐ Missing
Operated:	When turned on by thermostat:	☑ Fired	☐ Did not fire	
Operation:	Satisfactory: ☑ Yes	☐ No	☐ **Recommend HVAC technician examine**	

Others — ☑ N/A

☐ Electric baseboard ☐ Radiant ceiling cable ☐ Gas space heater
☐ Woodburning stove **(See Remarks page)**

General Comments

HEATING SYSTEM: Boiler was in normal working order at the time of the inspection. Due to the age of the home, recommend an oil tank sweep be performed to determine if an underground oil tanks still exists. There is some remnants of asbestos on the steam pipes that should be removed professionally.

HEATING SYSTEM REMARKS

HEATING AND AIR CONDITIONING units have limited lives. Normal lives are:

GAS-FIRED HOT AIR	15-25 years
OIL-FIRED HOT AIR	20-30 years
CAST IRON BOILER (Hot water or steam)	30-50 years or more
STEEL BOILER (Hot water or steam)	30-40 years or more
COPPER BOILER (Hot water or steam)	10-20 years
CIRCULATING PUMP (Hot water)	10-15 years
AIR CONDITIONING COMPRESSOR	8-12 years
HEAT PUMP	8-12 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course, a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary things. ***Caution: do not add water to a hot boiler!***

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a $1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. ***During a visual inspection it is not possible to determine if the humidifier is working.***

Have HVAC Technician Examine - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If furnace has not been serviced in last 12 months, you may want to have a furnace technician examine.

CO Test - This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on page 27.

Combustible Gas Test (Potential Safety Hazard) - If a combustible gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.

COOLING SYSTEM

Energy source:	☑ Electric	☐ Gas	☐ Other	Approximate age: 15 year(s)
Central air:	☑ Air cooled	☐ Water cooled	☐ Gas chiller	☐ Heat pump
Operated:	☑ Yes	☐ No	☐ Not operated due to outside temperature	
Temperature differential:	Unit 1: 15 °F	Unit 2: 8 °F		**(See Remarks page)**
Operation:	Satisfactory:	☐ Yes	☑ No	☑ **Recommend HVAC technician examine**
Refrigerant lines:	☐ Leak	☐ Damaged	☐ Insulation missing	☑ Satisfactory

General Comments

COOLING SYSTEM: The 1st floor ac unit operated satisfactorily at the time of the inspection but the 2nd floor unit did not sufficiently cool to the 15 °F desired delta, it only achieved an 8 °F difference. Both units are considered at the end of their life expectancy. Recommend an hvac tech evaluate the units, correct the cooling issue as needed. Budget for replacement in the near future.

ELECTRICAL

Main Panel Location: Basement

☐ Federal Pacific/Zinsco panel Amps: 100 Volts: 240 ☑ Breakers ☐ Fuses ☐ Not evaluated

Appears grounded:	☑ Yes	☐ No	GFCI present:	☐ Yes	☐ No	*Operates*:	☐ Yes ☐ No
Main Wire:	☐ Copper	☑ Aluminum	☐ Copper clad aluminum	☐ Not visible			
Branch Wire:	☑ Copper	☐ Aluminum	☐ Copper clad aluminum	☐ Not visible			
	☑ Romex	☐ BX cable	☐ Conduit	☐ Knob & tube			
	☐ Double tapping	☐ Branch wires undersized	☐ Panel not accessible				

☐ Change 2 prong outlets to 3 prong grounded outlets

☐ Any unprotected incandescent lights in closets or closed areas should have protective covers

Sub Panel(s) ☑ None apparent

Electrical Fixtures

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

☐ Satisfactory	☑ Marginal	☐ Poor
☑ Open grounds	☐ Reverse polarity	☐ Other

☐ **Solid conductor aluminum branch wiring circuits** **(See Remarks page)**

☑ **Recommend a licensed electrician evaluate the service**

General Comments:

ELECTRICAL: There are some ungrounded outlets present and remnants of old knob and tube wiring that appears to have been disconnected. Recommend a licensed electrician correct the ungrounded outlets making sure that knob and tube wiring is not present within the walls.

COOLING SYSTEM / ELECTRICAL COMMENTS

Electrical

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amps is sometimes difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically opens the circuit when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

The G.F.C.I. senses the flow of electricity through a circuit. If more current is flowing through the black ("hot") wire than the white ("neutral") wire, there is a current leakage. The G.F.C.I., which can sense a ground leak of as little as .005 amps, will shut off the current in 1/40 of a second, which is fast enough to prevent injury.

If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick, and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat.

Aluminum wiring in general lighting circuits has a history of overheating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

Reverse Polarity

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity". Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps, though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

Cooling

Testing A/C System and Heat Pump - The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

SUMMARY*

GROUNDS: There is no driveway or parking area for the home, parking is on the busy street and not through the night. Recommend a handrail for the front steps from the road to the home. The walkway has loose concrete slabs that need to be reset. The wood steps to front porch as separating from their stringers and are weak. The front porch is supported underneath by some wood columns in contact with soil. This is an unfavorable condition. The front porch floor has buckled floor boards. Recommend a contractor examine the porch and properly repair and support. The rear retaining walls are rotted, damaged from wood destroying insect activity and are leaning. Recommend a landscaper examine and repair/replace these walls as needed. Recommend removing the vines growing on the home and trimming trees away from the home.
ROOF COVERING: The roof covering is in overall satisfactory condition but there are missing shingles on the dormer. There appears to be leaks in the roof or gutters where the front porch soffits meet the siding on both sides. Recommend repairs to this area. Recommend a roofer examine for repairs. Recommend proper roof venting be added.
CHIMNEY / GUTTERS / SIDING / TRIM: Chimney liner inspections are beyond the scope of a home inspection. Recommend the chimney be evaluated by a chimney sweep. The front porch soffits are damaged from leaks in roof or gutters. Recommend repairs and painting. Recommend a mason repair the minor damage to foundation on the south side of home. There were live carpenter ants on the front porch during the inspection and a degree of damage to the railing posts near steps from carpenter ants and moisture. Recommend repair and treatment.
EXTERIOR / ELECTRICAL / AC / GARAGE: The rear storm door is broken. Recommend replacement. The wood below the storm door is in poor condition and not meant for exterior use. Recommend a contractor remove and examine behind this area for repairs. There were no exterior outlets present on the home, just in rear yard. Recommend installing gfci protected outlets, one in front and one in rear.
KITCHEN: The stove does not have an exhaust fan or hood. Recommend installing. Recommend gfci protection for the outlets around the countertop, safety concern. The linoleum floor is lifting at its corners. Recommend repair or replacement as needed. The sink cabinet lower shelf is missing. Recommend repair. Recommend changing the old style trap for the sink drain to a “P” trap to stop possible methane gas from entering the home. The refrigerator was unplugged at the time of inspection and not evaluated. The oven did not function. Recommend repair.
MAIN BATH: There is no heat source in this room. Recommend installing.
DINING ROOM: There are moisture stains on the wall below the ac unit indicating leaking from this ac unit. Recommend properly pitching unit and examining the sills that are hidden for damage from the ac unit. There appears to be a shifting or sag in the floor and wall near the living room where the chimney runs through the wall. The ceiling is a popcorn style covering that may contain asbestos fibers. Testing and removal is recommended if asbestos exists.
LIVING ROOM: The front window would not open. Recommend repair. The outlet on the wall to the left of kitchen opening is ungrounded. Recommend electrician correct.
BLUE BEDROOM: The outlet to the left of the room door is ungrounded. Recommend electrician correct. Safety concern. Closet does not latch.
GREY BEDROOM: The outlet to the right of the door is ungrounded. Recommend electrician correct. Safety concern.
OFFICE: The outlet in this room is ungrounded, recommend electrician correct this safety concern. The room has no door.
ATTIC ROOM: The ceiling is a popcorn style covering that may contain asbestos fibers. Testing and removal is recommended if asbestos exists. There is no heat source present in this room, recommend installing. Recommend open junction box in stairway have a cover. The outlets on the sides of the room appear to be ungrounded. Recommend electrician correct.
WINDOWS / HALL / ATTIC: Recommend a handrail installation for the upper section of stairs, attic stairs and top landing in attic. The attic is finished into the room, most areas covered with walls, ceiling and carpeting. Some areas in the attic were missing insulation. Recommend installing as needed. Recommend covering the open junction box in the unfinished attic section.
BASEMENT: There is evidence of moisture/water entry into the basement. Stains present and obvious water entry. Recommend properly grading the soil outside the home, clean gutters and extend their downspouts. All hardscape should slant away from the home. Recommend installing a sump pump in the pit with a battery backup. There is a steel screw jack present holding up a main beam of the home where the settlement was noted in the dining room. Recommend a proper material replace this screw jack, footed and solid. Consider changing the wood columns to steel concrete filled footed columns as wood can rot. The insulation on the ceiling in the basement was installed upside down. Recommend it be removed and properly installed. There is mouse urine staining and wet spots on the insulation indicating infestation. Recommend extermination and replacement of damaged insulation.

PLUMBING: The water heater is approximately 9 years old. The life expectancy of a water heater is approx 10 years. Budget for replacement in the near future. There is a concrete filled pipe exiting the rear of the basement that may indicate a past septic. Further investigation would be needed to determine.
LAUNDRY/UTILITY ROOM: The washer and dryer are old and are not evaluated in this report. Recommend installing gfci protection for the outlet in place of the extension cord use. Recommend changing the sink drain to a p trap instead of the s trap. Recommend securing the sink to the wall to stop accidental plumbing damage.
HEATING SYSTEM: Boiler was in normal working order at the time of the inspection. Due to the age of the home, recommend an oil tank sweep be performed to determine if an underground oil tanks still exists. There is some remnants of asbestos on the steam pipes that should be removed professionally.
COOLING SYSTEM: The 1st floor ac unit operated satisfactorily at the time of the inspection but the 2nd floor unit did not sufficiently cool to the 15 °F desired delta, it only achieved an 8 °F difference. Both units are considered at the end of their life expectancy. Recommend an hvac tech evaluate the units, correct the cooling issue as needed. Budget for replacement in the near future.
ELECTRICAL: There are some ungrounded outlets present and remnants of old knob and tube wiring that appears to have been disconnected. Recommend a licensed electrician correct the ungrounded outlets making sure that knob and tube wiring is not present within the walls.

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

DEFINITIONS

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

PREVENTIVE MAINTENANCE TIPS

I. **FOUNDATION & MASONRY**: ***Basements, Exterior Walls***: To prevent seepage and condensation problems.
a. Check basement for dampness & leakage after wet weather.
b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
c. Maintain grading sloped away from foundation walls.

II. **ROOFS & GUTTERS:** To prevent roof leaks, condensation, seepage and decay problems.
a. Check for damaged, loose or missing shingles, blisters.
b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
d. Check fascias and soffits for paint flaking, leakage & decay.

III. **EXTERIOR WALLS:** To prevent paint failure, decay and moisture penetration problems.
a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

IV. **DOORS AND WINDOWS:** To prevent air and weather penetration problems.
a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.

V. **ELECTRICAL:** For safe electrical performance, mark & label each circuit.
a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
b. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
c. Check exposed wiring & cable for wear or damage.
d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

VI. **PLUMBING:** For preventive maintenance.
a. Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
c. Have septic tank cleaned every 2 years.

VII. **HEATING & COOLING:** For comfort, efficiency, energy conservation and safety.
a. Change or clean furnace filters, air condition filters, electronic filters as needed.
b. Clean and service humidifier. Check periodically and annually.
c. Have oil burning equipment serviced annually.

VIII. **INTERIOR:** General house maintenance.
a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.
b. Close crawl vents in winter and open in summer.
c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

IX. **Know the location of:**
• Main water shutoff valve. • Main electrical disconnect or breaker.
• Main emergency shutoff switch for the heating system.